

**TOWN OF AMENIA  
PLANNING BOARD WORKSHOP  
THURSDAY, APRIL 24, 2008**

PRESENT: Chairman George Fenn  
Tony Robustelli  
Gina Mignola  
Nina Peek  
James Walsh

Michael Hayes, Attorney  
Mary Ann Johnson

ABSENT: Bill Flood  
Norm Fontaine

The meeting was called to order by Chairman George Fenn at 7:00 P.M.

**CROP PRODUCTIONS      SITE PLAN FOLLOW-UP      ROUTE 343**

Adam Cook, representing Crop Productions, told the Board upon consulting with the Joe Lopane the landscaper hired to put in the trees, etc., he felt the trees on the landscaping plan would not work well as the soil is too wet for the type of tree planned for the area. He suggested a different type of tree that will provide the same type of screening. Crop Productions will be put on the agenda for the regular meeting in order to authorize the change of the type of trees to be planted.

**AMENIA WASTE WATER COMMITTEE UPDATE      RICH RENNIA**

Rich Rennia of Morris Associates presented to the Board an update on the Waste Water Committee. Working with the Town of Amenia after the new zoning went into place, a new proposed district was planned. The construction cost estimates were worked out and then they will work with Silo Ridge. Silo Ridge will provide the treatment plant for the town district. The town will be responsible for getting it to their plant. Nina Peek asked about the pump stations. Mr. Rennia stated they were working on that aspect now. Definitely 3 but maybe 4 pump stations and are looking at a couple of locations for the main pump station. Ms. Peek also asked about how big the pump station would be. Mr. Rennia felt it would be about 10' in diameter with a small control building using a ¼ acre at the most. There would be preliminary numbers for the Waste Water Committee on Monday night on construction costs. Then those numbers will be taken and work with funding sources, grants, etc. Ms. Peek asked about the maximum cost per household beyond which there is additional review by the State. Mr. Rennia stated the State Comptroller has figures that range from \$667 per user, per year, if it goes above that number the State will audit. Numbers for the average house is about \$1000 per year for a single family unit. Apartments, office buildings, and restaurants are taxed at a different rate. Jim Walsh asked how the district was designed. Mr. Rennia stated they tried to cover the entire water district except for a few homes where it would not be feasible to run the sewer. The hamlet zones were then looked at and covered. They looked at approved development and potential commercial development. Any map questions or issues should be addressed to the Waste Water Committee. Ms. Peek asked about Dutchess County Waste Watertaking over. Mr. Rennia said there were different options. The developer will be managing in the beginning. The Town has the option to have some control, the County can have control or the County would take over if the developer defaults. The Town could take over with the County running it for them if they chose or if the Town doesn't want it, then the County will take over. Michael Hayes added the County had retained

counsel. There will be a memorandum between the developer, the Town and the County. Ms. Peek asked about how long it would be before everything was in place. Mr. Rennia said 1-1 ½ years for design then 4-5 years for construction after the district is created and all permits were in place, however it could be sooner. Everyone would have to pay this fee in the district. The Town is working on how this will be handled. Once the water/sewer is in place, it would be everyone's responsibility to hook into the system. Ms. Peek asked what if someone could not afford it. Mr. Rennia there is perhaps grants or some other type of help. Darlene Reimer spoke regarding the cost. With everything in the early stages the committee was waiting to get the figures at Monday's meeting. They are already working with Senator Libell and Gillebrand hoping to get grants to help with the funding and everyone is very concerned with the elderly on fixed incomes.

**DEPOT HILL FARM  
KEAN STUD, LLC**

**DEIS**

**DEPOT HILL**

Brandee Nelson and Jeffrey Stark representing Depot Hill Farm submitted the response to all the letters they had received from the consultants and this would be adjusted in the DEIS. Mary Ann Johnson felt Ms. Nelson should bring the Board up to date on the meeting that was held with DEC and the County. Michael Hayes provided a letter to the DEC as they did not want to come out to the site as the DEIS has not been circulated. They were given an early copy. There were main issues concerning using a dairy barn as the recycling center and waste consolidation center. No, it was not an issue as it is an existing structure. The other issue is where the proposed waste water plant is located. That stream channels to DEC wetland off site. The proposed plant is going to meet intermittent stream standards. DEC wanted Depot Hill Farm to speak with Steve Jewell to see what he thinks. The Dutchess County Highway Department is requiring Depot Hill Road intersection go from a "Y" intersection to a "T". Ms. Peek stated they still needed to get the revisions to the fiscal analysis, and the addendum for aquatic invertebrates. The aquatic invertebrates are forthcoming from their biologist. On page 3 #7, some supplemental information will be coming soon. Also on page 6, strike out the second sentence regarding the Homeowners Association. Michael Hayes asked about the Phase II archeological report. Ms. Nelson has the end of field letter; they didn't find what they thought they would, no prehistoric occupancy on the site. Is the Phase II report necessary for the complete document? Michael Hayes felt they needed the letter from DEC and Ms. Nelson felt that DEC would not comply. Anything has to come from Steve Jewell and he is just not answering phone calls. Mary Ann Johnson felt the Town should push the DEC by a letter stating they would like to hear from them on this matter. Mr. Stark would like to move on and not be held hostage by the DEC. Michael Hayes felt this information was needed before the Board commits. Also how strongly Dr. Klemens feels about waiting for these letters and what risks are there in going forward without those letters. Chairman Fenn will send a letter to DEC to urge them to finalize this information in a letter. Michael Hayes noted on page 9 regarding the water source. Ms. Nelson stated they are looking at two alternatives. Ms. Johnson felt that Mike Soyka has comments regarding this and those will be forthcoming. On pages 12-13, a question regarding water, any assessment prior to any further expansion the analysis must be done and DEC and DOH will be notified. Mr. Stark has met with the Supervisor and proposed the use of his well, hook into the district and build a storage tank which would increase the water pressure for the Depot Hill area. This will avoid digging other wells on the property. Michael Hayes noted on page 21 regarding the Fiscal Impact Analysis; needed is an analysis on the impact of the tax revenue. Ms. Nelson felt this information was there. The target market is full time residents, however she thinks it may be a 50/50 split between part-time/full-time. Ms. Peek asked in order for the project to be viable, all the homes will need to be sold, otherwise it is not a feasible project for the developer. In regard to town services if it will be a 50/50 split between full/part time residents, do you need to provide an analysis to back that up. Mr. Stark responded that there is no requirement tax revenues be set in the DEIS. He feels that they have done a great job in mitigating environmental impacts and there is no claim

that the financial impact on the town is going to be a great benefit to the town. They are making conservative claims. Ms. Peek felt the DEIS needed to disclose whether it was going to cost the town a significant amount of money and needs to be disclosed in the Environmental Review Document so the Board can review it and determine if it is a significant adverse impact. Mr. Stark did not agree with that. He continued stating many of these will be second homes. We cannot prove who will buy these houses. Gina Mignola stated that in her daily commute, she sees Mom and the children bringing Dad to the train to go into NYC for the week. Mr. Stark felt the children would not be going to the local public school. Ms. Johnson stated the Hudson Group wants to respond by the next meeting. Ms. Nelson was surprised as to how many extra items they wanted. Michael Hayes felt that a consultants meeting should be scheduled to resolve as many of the items that can be resolved, then report back to the Board with the ones that need more work. Jim Walsh felt the main issue was water usage and the impact on the view shed. Mr. Stark felt the DEIS was complete on those two issues. Ms. Nelson submitted new renderings on the visual impact inside/outside the project, with/without mitigation. If there is any feedback from the Board it would be helpful. Nina Peek asked if they had done a visual impact looking north toward neighborhood 4 from Depot Hill. Ms. Nelson felt it was more along Depot Hill looking east. Ms. Johnson stated it was not the view she had anticipated either. Ms. Peek asked about the height 28' or 35'. All the homes are planned 28'. Chairman Fenn felt the Board would not object to having a consultants meeting.

## **SILLO RIDGE**

## **DEIS/MDP**

## **ROUTE 22 Amenia, NY**

Mike Dignacco addressed the Board giving them history of the submission since April 2007 with R.A.M.Stern. The MDP was submitted in December 2007, accepted in February 2008 and the public hearing held. The MDP was taken further with refinements from the FEIS and the findings to generate a final MDP. There will be another public hearing on the MDP and the Special Use Permit. Mary Ann Johnson would like to see a table that lays out different comparisons, the alternatives, how many houses, impervious surfaces, roads, etc. She would also like to see the differences in the slope disturbances from the old plan, the preferred plan and the new plan. Mr. Dignacco stated that tonight you will see the video produced for the winery. Nina Peek asked if the hotel will be built all at once or in phases. Mike Dignacco said it would be built all at one time. Gina Mignola asked that they spell out the phasing plan. Mr. Dignacco will also clarify the 5% cap retail in the hotel. Ms. Peek asked about the non-motorized cars. Mr. Dignacco will clarify that. Jim Walsh asked about how many buildings would be over 38'. Michael Hayes counted 16 buildings. Ms. Peek asked about the square footage of the golf club. Mr. Dignacco stated that the golf pro shop was not counted in the 29,000 square feet. She also asked about the curfew hour. Mr. Dignacco stated they were working with Naomi Miller. After a certain hour the lighting would go down. She also suggested that be included in the FEIS as well as more of a commitment of the types of lighting around the project. Mary Ann Johnson felt the consultants should meet with Chazen and Mike Dignacco and schedule this meeting by the middle of May. Mike Dignacco emailed the Summary of Market Information to Chairman Fenn and brought two hard copies for the Board. The Board felt he could circulate it in PDF to the rest of the Board.

Mike Dignacco then introduced Dave Minnow, Lead Architect for the Winery Building and Associate Architect for the residential components of the project. He presented the Board with a visual presentation for the winery. The name would be Silo Ridge Winery, however, it would not be a working winery where there were vineyards and manufacturing. There will be a winery themed restaurant in a natural setting, an artisan park overlook, and possible retail wine for sale. The building has been moved from the DEIS plan further north about 100'. The materials for the winery will be one story on the west side set about 30' from the road, made of weathered stone and heavy timber. There will be a trellis on the back side and roof overhang. The main dining level will be

5000 square feet. It will serve local wines as well as wines from all over the world. Charlotte Murphy spoke about the view to the east/southeast. The newer plantings should be kept low and minimal otherwise it will obstruct the east/southeast view. Mike Dignacco spoke about the water storage tank. It will be underground rectangular in shape with turf on top. James Walsh suggested that they stake out the winery before the next public hearing. Darlene Reimer would like to see the restaurant tighter to the north.

**Meeting adjourned.**

Respectfully submitted,

Susan M. Metcalfe  
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a workshop meeting held on April 24, 2008 and are not to be construed as the final official minutes until so approved.

\_\_\_\_\_x\_\_\_\_\_ Approved as read

\_\_\_\_\_ Approved with: deletions, corrections, and additions